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Application Number: TP1648/2026
Our File Reference Number: Farm 1545, Paarl Division
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

[redacted]

Sir / Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: FARM 1545, PAARL DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law on Farm 1545/0, Paarl Division for:

   3.1. **Consent Use** in terms of Section 15(2)(o) of the said by-law for the construction of a new employee housing unit.

   3.2. **Permanent Departure** in terms of Section 15(2)(b) of the said by-law to exceed the allowed coverage from 120m² to 198m², in order to accommodate the proposed new employee housing unit.

   BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.

4. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

   4.1. The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

   4.2. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

4.3. The development and building plans be generally in accordance with the site and floor plan as referenced in Project number: A.436.2025 (Plan B05, B06 dated May 2026); A.436.2026 (Plan B02, B03, dated May 2026 {revised Nov 2026}) & (B04 dated May 2026); Drawn by: Urban Rural South Africa, attached as **Annexure A.**

4.4. The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 11 August 2026, and attached as **Annexure B**, be complied with to the satisfaction of the said department.

4.5. The employee housing unit may only be occupied and used by a person(s) and his/her family that is/are directly involved in the agricultural activities on the property and may not be rented out or operated as a guesthouse, bed & breakfast, etc. for example without prior approval from the Municipality.

4.6. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

4.7. Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

4.8. Upon demolition of the existing employee housing unit to be demolished, the landowner shall ensure that all associated infrastructure and building materials are removed from the site, that the land is rehabilitated to its former state or to a condition consistent with the land use and character of the surrounding area, and that proof of demolition is submitted to the Municipality, to the satisfaction of the Municipality.

5. The reasons for the above decision are as follows:

5.1. The proposal is for the replacement of an existing structurally compromised employee housing unit with a new unit of ±198m² which will be occupied by the farm manager.

5.2. The new location responds appropriately to the steep topography and supports the agricultural operations of the farm by freeing land for vineyard expansion.

5.3. The proposed employee housing unit is ancillary to the agricultural use of the property and is intended to accommodate a manager directly involved in the agricultural operations of the farm.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-law. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za.

7. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

8. Any party (applicant or other) who lodges a Section 79(2) appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

9. An applicant who lodges a Section 79(2) appeal must also adhere to the following requirements stipulated in terms of Section 80(3) to (7) of the said By-law:
   (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
   (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
   (c) The notice must be served in accordance with Section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
   (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

10. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

11. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za.

12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

DATE 21/11/2026.

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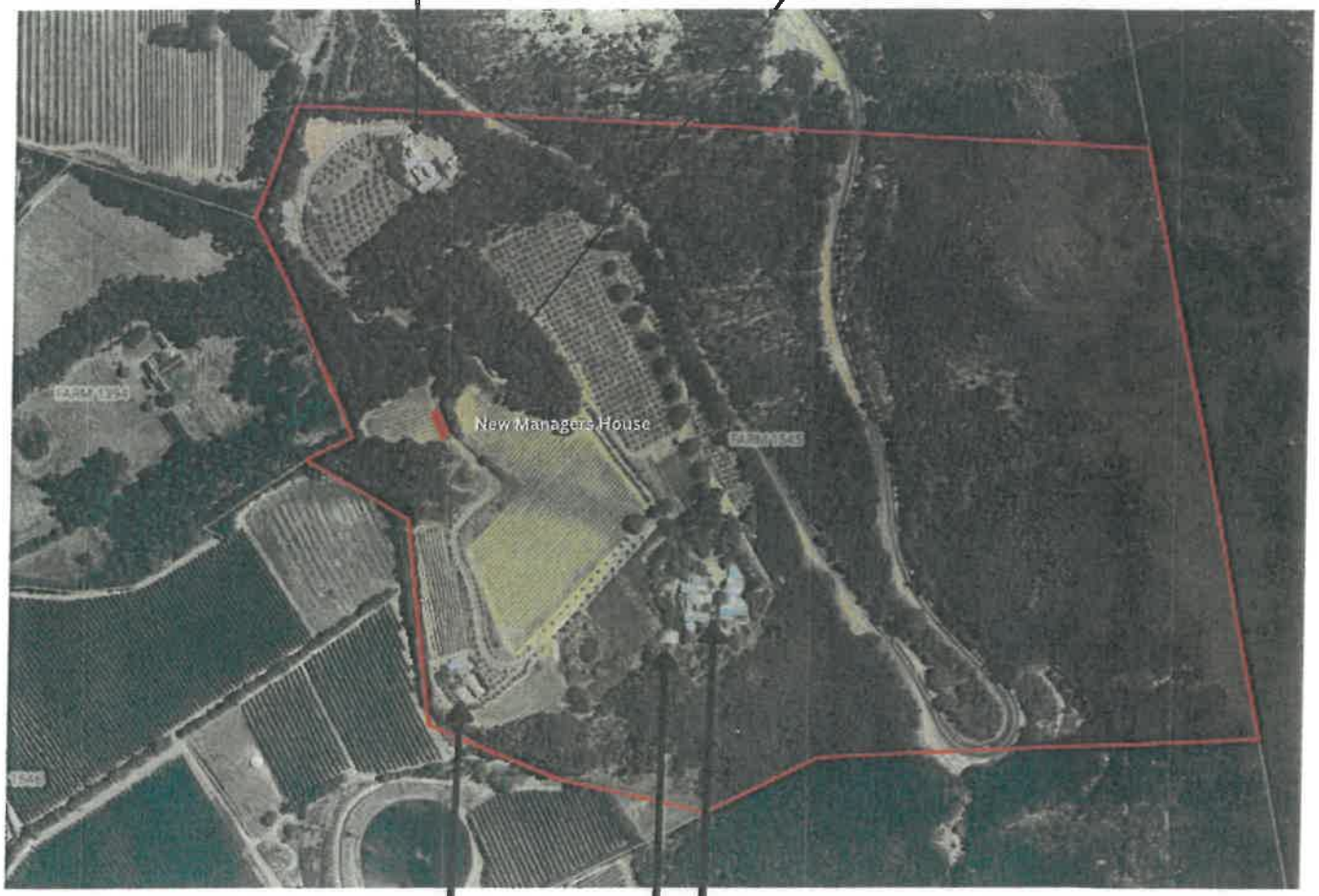
Annexure A

Second Dwelling + Outbuildings

Dilapidated Employee house which will be demolished



Store + Office + Winery

Main House + Outbuildings
Existing Employee house

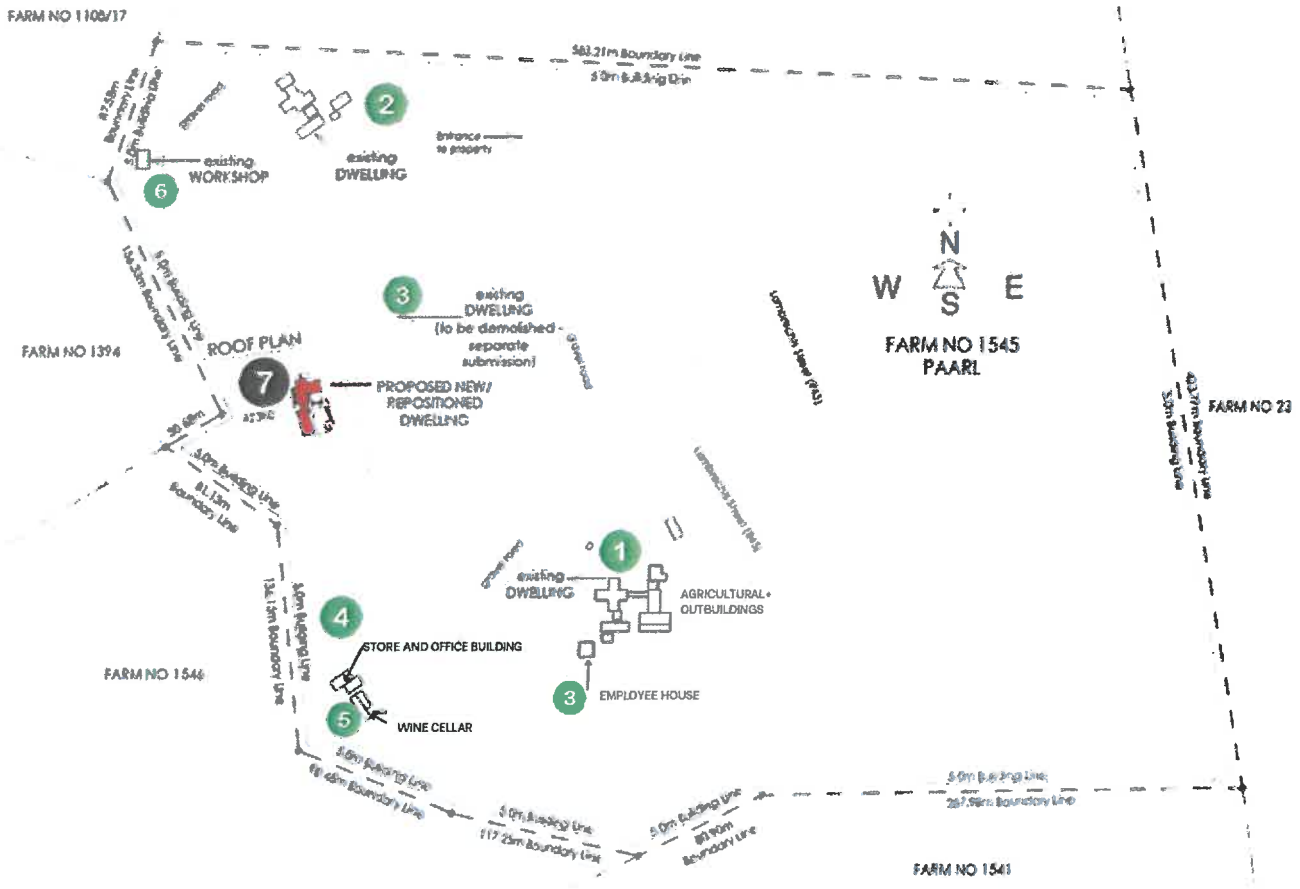
AERIAL VIEW

PROPERTY :	Farm 1545, Paarl (Franschhoek)
DATE :	May 2026 (Revised 2026)
SCALE :	Unknown or as Indicated
SOURCE :	CFM
PROJECT NR.	A.436.2026

PLAN
B02

[redacted]
ALWI TH
REGISTE
SOUTH AFR
Cell: 082 411 7914 | alwi@urbanrural.co.za | www.urbanruralsa.com

[redacted]
A.436.2026.1545.PAA
FARM 1545, PAARL (FRANSCHHOEK)



SITE PLAN 1:2000

1.	Main Dwelling with Outbuildings
2.	Second Dwelling with Outbuildings
3.	**Employee house - 244m² with outbuildings - building which will be demolished**
3	Employee house
4	Store + Office
5.	Winery
6.	Agricultural shed
7	**NEW PROPOSED DWELLING**

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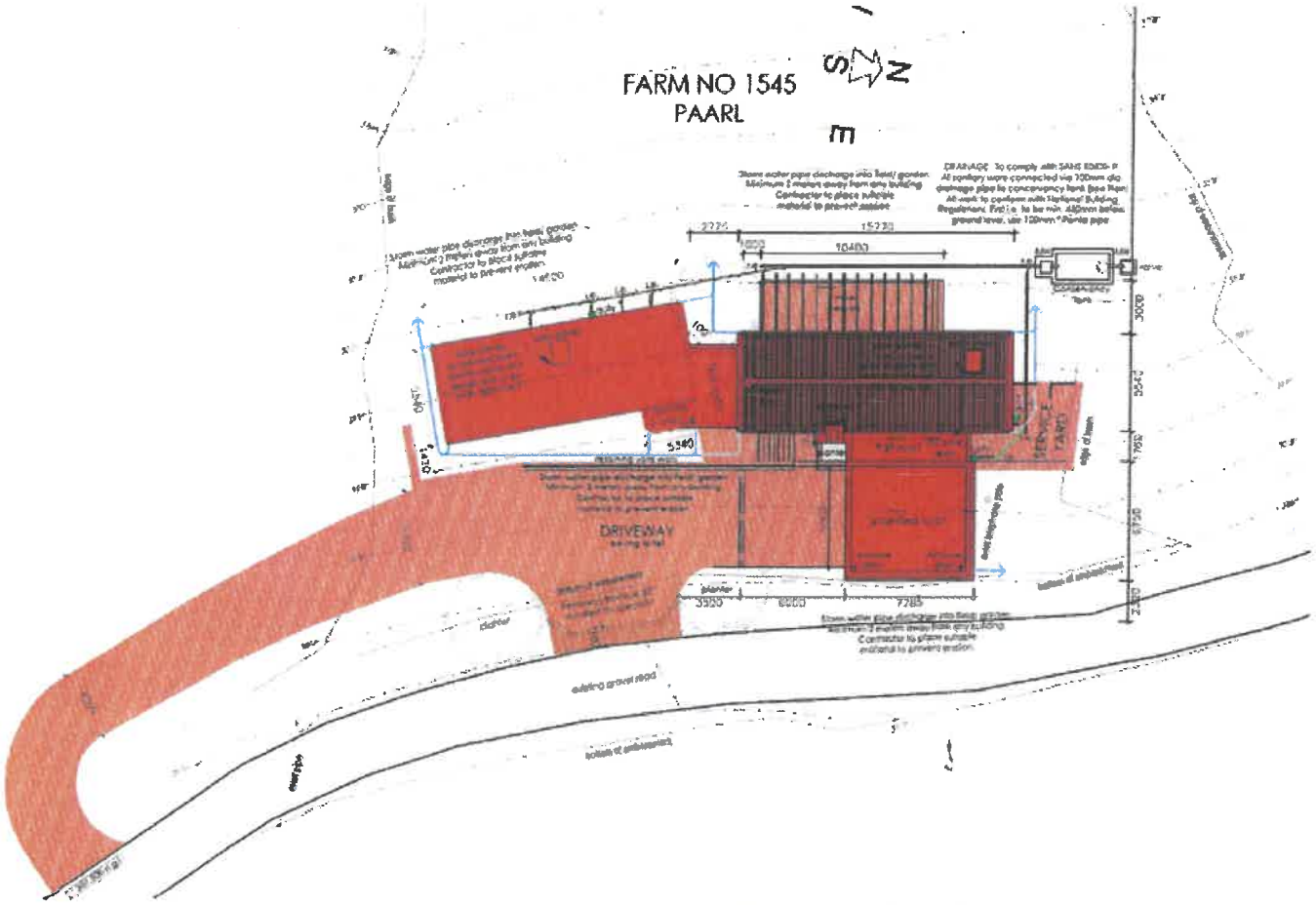
[redacted]

SITE PLAN

PROPERTY :	Farm 1545, Paarl (Franschhoek)
DATE :	May 2026 (Revised Nov 2026)
SCALE :	Unknown or as Indicated
SOURCE :	Jan Desseyn Architects
PROJECT NR.	A.436.2026

PLAN
B03



Area Calculations

Ground Storey		**197.32 m²**
Open Stoep		**28.50 m²**
Garage (Outbuilding)	**46.27m²**	
TOTAL (excluding garage		**243.59m²**
SITE		**24.90 HA**

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[redacted]

DETAILD SITE PLAN

PROPERTY :	Farm 1545, Paarl (Franschhoek)
DATE :	May 2026
SCALE :	Unknown or as Indicated
SOURCE :	Jan Desseyn Architects
PROJECT NR.	A.436.2026

PLAN

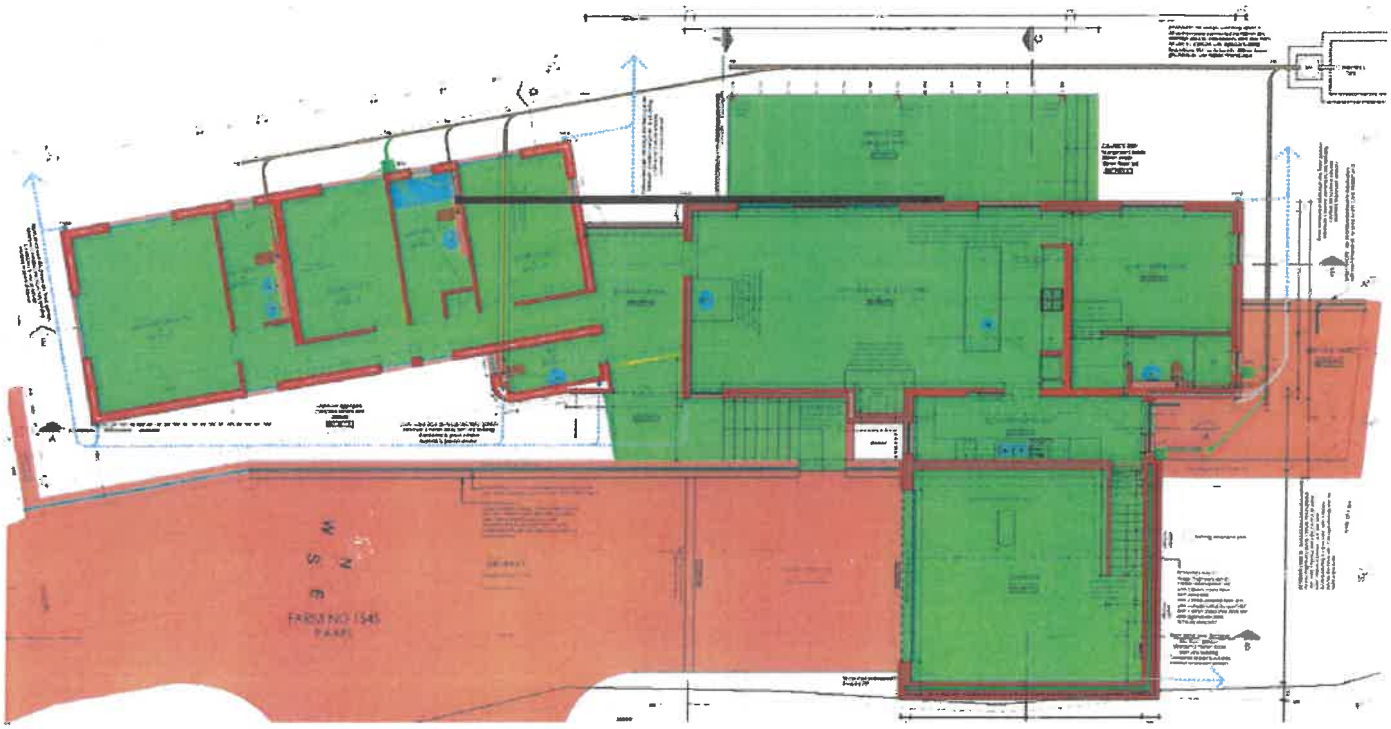
B04

Area Calculations

Ground Storey		**197.32 m²**
Open Stoep		**28.50 m²**
Garage (Outbuilding)	**46.27m²**	
TOTAL (excluding garage		**243.59m²**
SITE		**24.90 HA**

Application is made :

(1) To construct a second employee house. (replacement of an old dilapidated dwelling)
(2) To deviate from the permitted 120m to 198 sqm to accommodate the new managers house



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FLOOR PLAN

PROPERTY :	Farm 1545, Paarl (Franschhoek)
DATE :	May 2026
SCALE :	Unknown or as Indicated
SOURCE :	Jan Desseyn Architects
PROJECT NR.	A.436.2025

PLAN

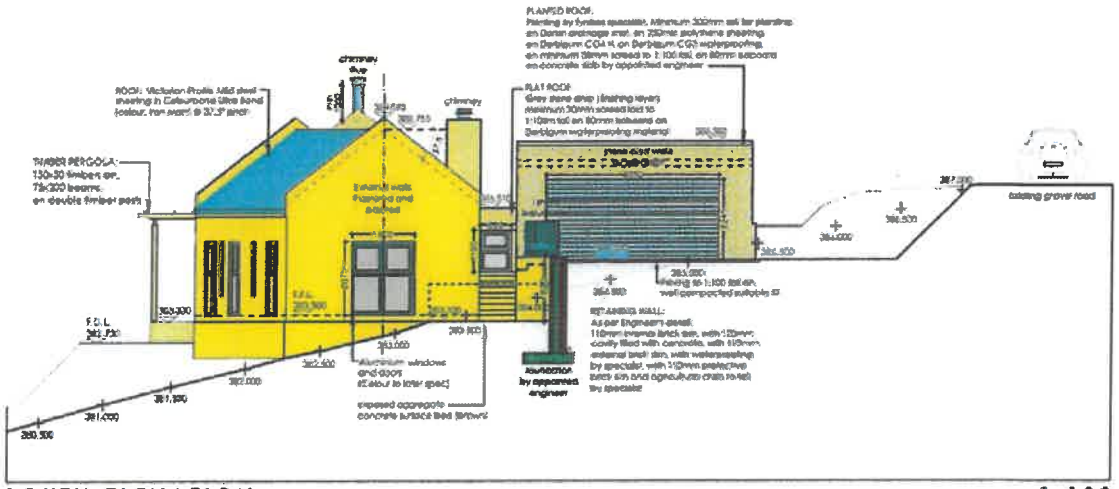
B05

[redacted]

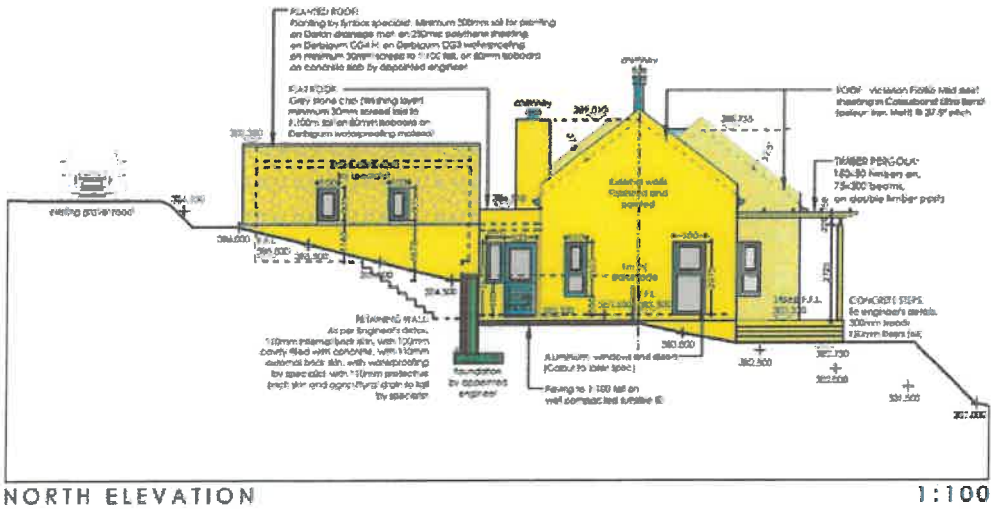
A.436.2026.1545.PAA
FARM 1545, PAARL (FRANSCHHOEK)



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

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ELEVATION PLANS

PROPERTY :	Farm 1545, Paarl (Franschhoek)
DATE :	May 2026
SCALE :	Unknown or as Indicated
SOURCE :	Jan Desseyn Architects
PROJECT NR.	A.436.2025

PLAN

B06

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Annexure B

STELLENBOSCH MUNICIPALITY

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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**11 Aug 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3171**
Town Planning Ref:	**TP1648/2026**
Re ▫ Insake:	**Farm 1545, Paarl: The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Farm 1545/0 Paarl Division for the following:1. Consent Use in terms of section 15(2)(o) of the said bylaw for the construction of a new additional employee housing unit.2. Permanent departure in terms of section 15(2)(b) of said bylaw to exceed the allowed coverage from 120m2 to 198m2 in order to accommodate the proposed new employee housing unit.**

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1. No objection, but please note:
    - Existing on-site services are to be extended to the new house. The water and sewer services to the new house must be indicated on the building plans.
    - no septic tanks are allowed – conservancy tanks are allowed.

Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

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